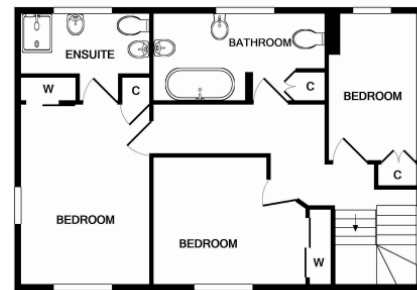


84 TURNAVEAN ROAD, ST AUSTELL, CORNWALL PL25 5NX

PRICE £499,950



GROUND FLOOR



1ST FLOOR

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STANDING IN AN ELEVATED CUL DE SAC LOCATION IS THIS WELL PRESENTED DETACHED HOME WITH THE ADDED BENEFIT OF AN ANNEX FOR ELDERLY RELATIVE SITUATED ON THE GROUND FLOOR. THE PROPERTY ENJOYS BEAUTIFUL VIEWS ACROSS THE GOVER VALLEY WITH A QUIET POSITION AT THE END OF A CUL DE SAC WITHIN THIS MATURE RESIDENTIAL AREA. IN BRIEF THE ACCOMMODATION COMPRISES OF ENTRANCE HALL, LOUNGE, LEADING TO THE DINING AREA, WELL FITTED KITCHEN, UTILITY ROOM, CLOAKROOM, DOOR TO THE ANNEX WHICH COMPRISES OF A LIVING AREA AND BEDROOM AREA, SHOWER ROOM, TO THE FIRST FLOOR, THREE DOUBLE BEDROOMS, BATHROOM AND EN SUITE SHOWER ROOM, LARGE DETACHED GARAGE, HUGE GATED DRIVEWAY, GARDENS AND PATIO AREAS.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





## The Property

Standing in an elevated cul de sac location is this well presented detached home with the added benefit of an annex for elderly relative situated on the ground floor. The property enjoys beautiful views across the Gover valley with a quiet position at the end of a cul de sac within this mature residential area. In brief the accommodation comprises of entrance hall, lounge, leading to the dining area, well fitted kitchen, utility room, cloakroom, door to the annex which comprises of a living area and bedroom area, shower room, to the first floor, three double bedrooms, bathroom and en suite shower room, large detached garage, huge gated driveway gardens and patio areas.

In addition the current owners have converted the original double garage into annexe style living accommodation. With double glazed patio doors providing a private entrance and spacious bedroom living area complete with separate three piece ensuite - which could provide additional income potential or separate living quarters for those extra family members.

The property enjoys a large secluded corner plot with private gated driveway. Situated in an elevated position, the property enjoys far reaching views to the trees and fields of the valley opposite. There is excellent access to the amenities of the town centre which includes a comprehensive range of shopping facilities, main line station, leisure centre and numerous restaurants, pubs and eateries. Further afield lie the picturesque beaches and coastline of the Roseland Peninsula, an Area of Outstanding Natural Beauty, the harbour at Charlestown used as a back drop for several films and period dramas and of course the world famous Eden Project.

## Room Descriptions

### Entrance Hall

Full glazed upvc door to the entrance hall. Attractive leaded light double glazed stain glass window to the front. Radiator set in an attractive radiator cowl. Wood effect flooring. Second radiator with cowl. Stairs leading to the first floor with large under stairs cupboard. Alarm control. Telephone point. Door to:

### Cloakroom

6' 1" x 5' 6" (1.85m x 1.68m) Half tiled walls. Roof access. Extractor. Radiator. Low level WC. Wash hand basin.

### Living Room

20' 0" x 9' 8" (6.10m x 2.95m). Radiator. Wood effect flooring. Coved ceiling. Large sliding patio doors to the front leading onto the sun terrace. Window to the front.

### Dining Area

10' 7" x 9' 5" (3.23m x 2.87m). Window to the side. Radiator. Square archway through to the kitchen.

### Kitchen

12' 3" x 11' 0" (3.73m x 3.35m). Large window to the rear. Range of light green fronted wall and base mounted units. One and half bowl unit sink. Space for fridge. Extractor. Tiled splash back. Breakfast bar with a suspended high level cupboard above. Small glazed door leading into the hallway.

### Utility Room

7' 2" x 11' 0" (2.18m x 3.35m). Stable upvc door to the rear. Grey tiled floor. Space and plumbing for washing machine and tumble dryer. Storage units. Space for a fridge/freezer. Door leading into:

### ANNEX

### Annex Main Room

16' 0" x 15' 2" (4.88m x 4.62m) L-shaped 7' 10" x 6' 3" (2.39m x 1.91m) Three radiators. Sliding patio doors to the front. Window to the front. Roof access. Window to the rear. Door through to the shower room.

### Annex Shower Room

7' 6" x 5' 7" (2.29m x 1.70m). Tiled flooring. Radiator. Window to the rear. Low level WC. Wash hand basin. Double shower cubicle with built in mains shower and extractor.

### First Floor Landing

Roof access. Radiator. Leaded light stained glass window to the side.

### Bedroom 3

7' 4" x 10' 10" (2.24m x 3.30m). Window to the rear. Built in wardrobe cupboard with louvered doors.

### Bedroom 2

11' 8" x 9' 7" (3.56m x 2.92m). Fitted mirrored wardrobes. Radiator.

### Bathroom

12' 2" x 7' 0" (3.71m x 2.13m). Raised and enclosed bath with mixer tap and electric shower with shower screen. Partially tiled walls with shaver socket. Wash hand basin. Bidet. Storage cupboard. Towel radiator. Window to the rear. Low level WC. Louvered doors to large airing cupboard with wall mounted gas fired boiler, hot water tank and shelving.

### Bedroom 1

10' 3" x 13' 10" (3.12m x 4.22m). Window to the front and the side. Radiator. Fitted oak effect mirrored wardrobes.

### Ensuite

10' 8" x 5' 3" (3.25m x 1.60m). Towel radiator. Tiled floor. Large shower unit with built in mains shower. Wash hand basin. Low level WC. Bidet. Extractor. Window to the rear.

### Garage

22' 2" x 14' 2" (6.76m x 4.32m) With electric garage door, personal door to the side, power and light.

### Outside

The property is well set back from the road with an impressive gated entrance and long driveway opening out to a large parking/turning area. There is a raised lawn to the right and to the front on the property an infinity patio area which looks out to the valley side, to the left of the property is a further patio which then leads to the back. To the front there is an attractive sloping lawned area. Glass greenhouse. Fully stocked fishpond. Three storage sheds. Space for washing line.